LOT 8 SADDLE OF THE SOUTH ESTATE
751-2137,768-525, 815-914, 820-2

STARLING LARRY L/STARLING RUTH L
643 SW BRODERICK DRIVE
LAKE CITY, FL 32025

2027

18-4S-17-08466-108

BUILDING CHARACTERISTICS

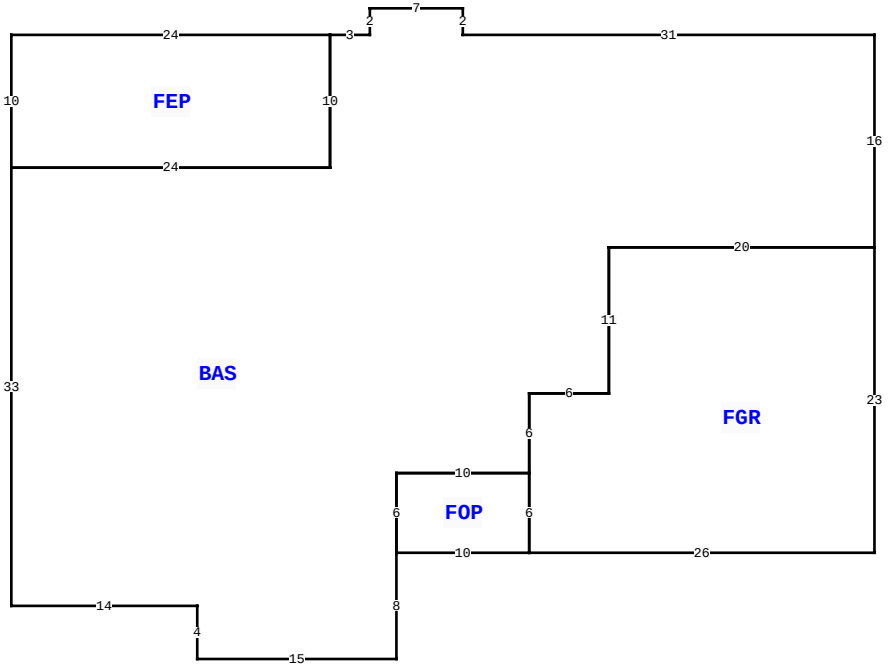
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		18417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,893	100		1,893	164,551
FEP	240	80		192	16,690
FGR	532	55		293	25,469
FOP	60	30		18	1,564
TOTALS	2,725			2,396	208,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	117.9423	129.74	310,857	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2001 Heated Area: 1893 HX Base Yr 2001



643 SW BRODERICK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		208,274
TOTAL MARKET OB/XF VALUE		9,828
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		240,602
SOH/AGL Deduction		77,209
ASSESSED VALUE		163,393
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		106,982
TOTAL JUST VALUE		240,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,391

SALE:3:1: LOT 8 SADDLE OF THE SOUTH

SALE:2:1: LOT 8 SADDLE OF THE SOUTH

SALE:1:1: EX HUSB TO WIFE

LAND:1:1: 1.09 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0913/2238	11/01/2000	WD	Q	I		125,500
GRANTOR: CHERYL DEROSIERS WASE						
GRANTEE: LARRY & RUTH STARLI						
0839/2159	5/13/1997	QC	Q	I	01	0
GRANTOR: GLEN DEROSIERS						
GRANTEE: CHERYL DEROSIERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 N2 W7 S2 W3 FEP= W24 S10 E24 N10$ S10 W24 S33 E14 S4 E15 N8 FOP= E10 N6 W10 S6$ N6 E10 FGR= S6 E26 N23 W20 S11 W6 S6$ N6 E6 N11 E20 N16$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,520.00	UT	1.40	1.40	100	0	0	3	100	2,128	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	3,500	
4	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	100	1993	1993	3	100	1,800	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,828

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/09/2017 BY BC Total Acres: 1.09 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS